

20 January 2026

Dear Sir,

The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2024 Schedule 2 Part 3 Class Q

Application No:	PL/2025/09388
Proposal:	Application for prior approval under Class Q of the GPDO 2015 (as amended), for change of use of agricultural building into 3 no. dwellinghouses (Class C3) with associated operational development.
Location:	LAND AT BURTON, MERE, WARMINSTER, WILTSHIRE, BA12 6BR
On Behalf Of:	Mr & Mrs A J & C N Morton

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development.

The local planning authority has determined in this case that its prior approval will be required as to the transport and highways impacts of the development, the noise impacts of the development, contamination and flooding risks on the site, and that this prior approval is **granted subject to the following conditions**.

CONDITIONS:

1. No conversion works shall commence on site until a Foul and Surface Water Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority.

The development shall be implemented in accordance with the strategy before the dwellings hereby approved are occupied.

Reason: To ensure that the residential development can be adequately drained and is safe from flood risk for its lifetime.

2. No dwelling on the development shall be occupied until the proposed works to the access track, including at the junction with Southbrook and the formalised passing place on the track, have been completed in accordance with the details submitted in the "Specification for resurfacing total track with tarmac in connection with conversion of barn at Burton (Extent of works shown on Brimble Lea drawing 25038-2A)" hereby approved.

The works shall be completed to the written satisfaction of the Local Planning Authority.

REASON: In the interests of highway safety.

3. No construction, conversion or demolition work shall take place on Sundays or Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

4. In the event that contamination is found at any time when carrying out the approved development, the Local Planning Authority shall be notified immediately. Development shall cease in the affected area and a written method statement detailing the nature of the contamination and the proposed remediation measures shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out in accordance with the approved details. Following completion of the remediation, a verification report confirming that the site is suitable for its permitted use shall be submitted to and approved in writing by the Local Planning Authority before development recommences in the affected area.

Reason: To ensure compliance with Core Policy 56 and to reduce the risks associated with land contamination.

INFORMATIVES:

HIGHWAYS:

The applicant should be aware that the proposed access track works will require the applicant to enter into a Mini S.278 Highways Work Permit.

AGRICULTURAL ACTIVITIES:

Future occupants may be subject to occasional noise from the agricultural activities in the nearby fields. All parties should be aware of the potential for residual impact on residential amenity.

RIGHTS OF WAY: The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the highways Act 1980 therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way MERE24 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.

PROTECTED SPECIES:

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

PERMISSION NOT AUTHORISING WORK ON LAND OUTSIDE THE APPLICANT'S CONTROL:

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Yours faithfully

Head of Development Management